

1 BILL NO. R-85-06-28

2 DECLARATORY RESOLUTION NO. R-84-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 May 30, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 E 330 of W 573 of N 99 of S 863
12 FT E ½ NW¼ SEC 23;

13 said property more commonly known as 445 Council Drive, Fort Wayne,
14 Indiana;

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provisions
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section
21 4, below, the property hereinabove described is hereby designated
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
23 12.1. Said designation shall begin upon the effective date of
24 the Confirming Resolution referred to in Section 3 of this Resolu-
25 tion and shall continue for one (1) year thereafter. Said desig-
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee
31 on Finance and shall also be referred to the De-
32 partment of Economic Development requesting a re-

Page Two

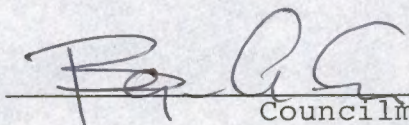
commendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

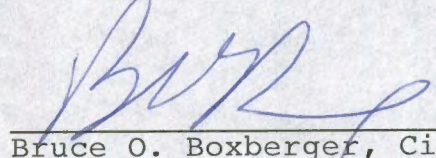
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Castro, seconded by Salinas, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 6-25-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. Q-84-85

on the 25th day of June, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. Giaquinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of June, 1985, at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of June, 1985, at the hour of 3:00 o'clock P. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Charles Baker
2. Owner(s) Charles & Hilda Baker
3. Address of Owner(s) 4110 Evard Road
Ft. Wayne, Indiana 46815
4. Telephone Number of Owner(s) (219) 485-5623
5. Relationship of Applicant to Owner(s) if any SAME
6. Address of Applicant 4110 Evard Road
Ft. Wayne, Indiana 46815
7. Telephone number of Applicant (219) 485-5623 (CEP MACHINE 484-7723)
8. Address of Property Seeking Designation 445 Council Drive
9. Legal Description of Property Proposed for Designation (may be attached)
See Attached
10. Townwhip Washington
11. Taxing District Ft. Wayne, Indiana - Washington Township

12. Current Zoning M 2
13. Variance Granted (if any) NONE
14. Current Use of Property
- a. How is property presently used? Rental
- b. What Structure(s) (if any) are on the property? One Office Building - 30 X 75
- b. What is the condition of this structure/these structures? Very Good
15. Current Assessed Value of Real Estate
- a. Land See Attached
- b. Improvements See Attached
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- See Attached
17. Description of Proposed Improvements to the Real Estate
- Butler Building - 60 X 100 WAREHOUSE & MANUFACTURING
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- June 1985
- b. When is completion expected? August 1985
19. Cost of Project (not including land costs) 90,000.00 Plus Heating & Lighting

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Two

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Machinists

c. Anticipated time frame for reaching employment level stated above?

October 1985

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) _____

None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

Desireable - We need additional space for expansion

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

Allow our company to expand and better serve the community.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? _____ YES _____ X X NO

26. Financing on Project

What is the status of financing connected with this project?

Loan at Summit Bank

I hereby certify that the information and representation on this Application are true and complete.

Charles D Baker
Signature(s) of Owners
Hilda J. Baker

5-30-85
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____
Date Application Forwarded to Law Dept: _____
Date of Legal Notice Publication: _____
Date of Public Hearing: _____
Date of Building Permit: _____
Approved or Denied? Date: _____
Allocation Area: _____

COUNTY	1.80
SCHOOLS	7.27
CITY	7.27
OTHER	7.27
TOTAL	28.08

DELINQUENT TAX AND PENALTY TOTAL	1962	1963	1964	1965

PROPERTY DESCRIPTION	
NI90 OF S105 OF E140.33 OF W	
Q21.2FT E1/2 NW1/4 EX ST SEC23	

REAL ESTATE TAX BILL

FOR 1984 PAYABLE IN 1985
ALLEN COUNTY—STATE OF INDIANA
80 FT WAYNE - WASHINGTON TOWNSHIP OR CORP.

[illegible]

RESIDENTIAL NET	1,808.29	FULL YR TAX 1,808.29	PAY THIS AMOUNT	NAME HILDA J 46829	AMOUNT DUE THIS INSTALLMENT
NON RESIDENTIAL NET	1,808.29				
NET THIS INSTALLMENT					
DELINQUENT TAX AND PENALTY					

NOTE: THE LETTER 'R' SHOWN ON YOUR TAX STATEMENT INDICATES 'RESIDENTIAL' TO WHICH HOMESTEAD CREDIT HAS BEEN APPLIED. THE LETTERS 'NR' INDICATES 'NON RESIDENTIAL' REAL ESTATE.

BAKER CHARLES D 6
445 COUNCIL DR
FORT WAYNE INDIANA

NAME	52809
HYLOA J	

TREASURER OF ALLEN COUNTY

TAXPAYER'S COPY PAID

APPROVED BY
STATE BOARD OF
ACCOUNTS (1982)

PROPERTY DESCRIPTION		DELINQUENT TAX AND PENALTY TOTAL		DISTRIBUTION OF NET TAX				
E330 OF W573 OF N99 OF S863FT E1/2 NW1/4 SEC 23								
				1982	COUNTY	126.51		
				1983	SCHOOLS	337.19		
				1984	CITY	333.93		
				1985	OTHER	36.37		
					TOTAL	834.00		

REAL ESTATE TAX BILL SPRING

FOR 1984 PAYABLE IN 1985
ALLEN COUNTY—STATE OF INDIANA TOWNSHIP OR CORP.
80 FT WAYNE - WASHINGTON

KEY
NUMBER **80-0023-0052**

DUPLICATE
NUMBER **009181 2**

* EXEMPTIONS
NET ASSESSED VALUE

21,400

LESS CREDIT

205.01

GROSS TAX

1039.01

DELINQUENT AFTER

MAY 10, 1985

LAND VALUE

13,600

IMPROVEMENTS

7,800

CREDIT RATE

21.73170

ACTUAL TAX RATE

19.73170

(SEE BACK SIDE FOR EXPLANATION)

410.02

THIS IS YOUR
TOTAL AMOUNT
TAX CREDIT
FOR 1984

NOTE: THE LETTER 'R' SHOWN ON YOUR TAX
STATEMENT INDICATES 'RESIDENTIAL' TO WHICH
HOMESTEAD CREDIT HAS BEEN APPLIED. THE
LETTERS 'NR' INDICATES 'NON RESIDENTIAL'
REAL ESTATE.

* SEE REVERSE SIDE

NAME

**BAKER CHARLES D & HILDA J
C/O C P MACHINE SERVICE INC
445 COUNCIL DR
FORT WAYNE INDIANA**

46825

MAJOR CHECK PAYABLE TO:
TREASURER ALLEN COUNTY
CITY-COUNTY BLDG.
ROOM 100
FORT WAYNE, IN 46802

AMOUNT DUE THIS INSTALLMENT
834.00 PAY THIS
AMOUNT

FULL YR TAX
834.00

RESIDENTIAL NET	
NON RESIDENTIAL NET	834.00
NET THIS INSTALLMENT	834.00
DELINQUENT TAX AND PENALTY	

TREASURER OF ALLEN COUNTY

TAXPAYER'S COPY

PAID

*Industrial
Road-*

NOTICE OF ASSESSMENT OF REAL ESTATE AND IMPROVEMENTS

BAKER, CHARLES D. & HILDA J.
C/O C & P Machine Service, Inc.
445 Council Drive
Fort Wayne, Indiana 46825

The Assessors are required to send this notice to the taxpayer whenever a change is made in assessments, including additional improvements.

YOU ARE HEREBY NOTIFIED THAT THE LAND AND * IMPROVEMENTS LISTED IN YOUR NAME IN 80 Washington TOWNSHIP
AND Allen COUNTY, HAS BEEN ASSESSED BY ME IN THE AMOUNT IN THE STATEMENT BELOW FOR THE YEAR 19 85
IF YOU DO NOT AGREE WITH THE ACTION OF THE ASSESSING OFFICER GIVING THIS NOTICE, THE COUNTY BOARD OF REVIEW WILL REVIEW THAT ACTION IF YOU FILE A PETITION WITH THE COUNTY AUDITOR OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED WITHIN THIRTY (30) DAYS OF THE DATE OF THIS NOTICE.

DESCRIPTION	ACRES	VALUE OF LAND - LOTS	VALUE OF * IMPROVEMENTS	VALUE OF ADDITIONAL * IMPROVEMENTS	TOTAL VALUE LAND - LOTS / * IMPROVEMENTS
80-0023-0052 E 330 of W 573 of N 99 of S 863 FT E 1/2 NW 1/4 SEC 23 Corrected land value.		8700NR	7800NR		16500
R - LAND & IMPROVEMENTS ELIGIBLE FOR HOMESTEAD EXEMPTION NR - LAND & IMPROVEMENTS NOT ELIGIBLE FOR HOMESTEAD EXEMPTION					

* IMPROVEMENTS DESCRIBE ALL BUILDINGS, STRUCTURES OR APPURTENANCES AFFIXED TO LAND.

WITNESS MY HAND THIS 8th DAY OF May 19 85

Frances J. Hoback
TOWNSHIP ASSESSOR

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionQ-85-06-28DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1. (C & P Machine - 445 Council
Drive)

EFFECT OF PASSAGE A building will be constructed to provide additional
warehouse and manufacturing space.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$90,000.00.

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO.

Q-85-06-28

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) (RESOLUTION) _____

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

SANDRA E. KENNEDY
CITY CLERK

CONCURRED IN

6-25-85